

AN ORDINANCE 2006-05-18-0613

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

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WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

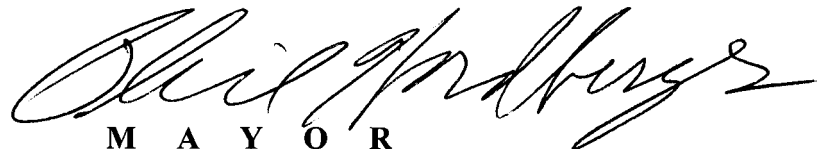
SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lot P-9, NCB 34361 from "R-6" Residential Single-Family District to "C-3" General Commercial District.

SECTION 2. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 3. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

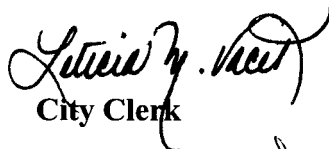
SECTION 4. This Ordinance shall become effective on May 28, 2006.

PASSED AND APPROVED this 18th day of May, 2006.



M A Y O R
PHIL HARDBERGER

ATTEST:


City Clerk

APPROVED AS TO FORM:


For City Attorney

Agenda Voting Results

Name: Z-5.

Date: 05/18/06

Time: 06:23:04 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2006094 (District 4): An Ordinance amending the zoning district boundary from "R-6" Residential Single-Family District to "C-3" General Commercial District on Lot P-9, NCB 34361, 325 South Loop 1604 as requested by Kaufman & Associates, Inc., Applicant, for Steve Persyn, Owner(s). Staff and Zoning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10	Not present			
MAYOR PHIL HARDBERGER	MAYOR	Not present			

CASE NO: Z2006094

Staff and Zoning Commission Recommendation - City Council

Date: May 18, 2006

Zoning Commission Meeting Date: April 18, 2006

Council District: 4 **Ferguson Map:** 612 A5

Applicant: Owner

Kaufman & Associates, Inc. Steve Persyn

Zoning Request: From "R-6" Residential Single-Family District to "C-3" General Commercial District

P-9, NCB 34361

Property Location: 325 South Loop 1604

South west of the intersection of Loop 1604 and Potranco

Proposal: To develop a commercial project

Neighborhood Associatio None

Neighborhood Plan: None

Traffic Impact Analysis:

A Traffic Impact Analysis is required

Staff Recommendation:

Pending TIA review.

Approval. This rezoning completes the commercial node at Potranco and Loop 1604. The property has a flood basin to the west, C-3 zoning to the north and Loop 1604 to the east. This intersection has had three zoning cases (Z2004145, Z2004262 and Z2005073) which has created the commercial node and is further contained by natural constraints and the City Limits.

Zoning Commission Recommendation

Approval

CASE MANAGER : Richard Ramirez 207-5018

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2006094

ZONING CASE NO. Z2006094 – April 18, 2006

Applicant: Kaufman & Associates, Inc.

Zoning Request: "R-6" Residential Single Family District to "C-3" General Commercial District.

Lucy Gentry, 100 W. Houston, representing the owner, stated this property was annexed and classified at "R-6" and they are requesting a zoning change to allow development of a commercial project, a Lowe's Department Store. This request would complete the commercial node at Potranco and Loop 1604. She further stated the TIA has been submitted and is under review.

Staff stated there were 2 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Martinez to recommend approval.

1. Property is located on P-9, NCB 34361 at 325 South Loop 1604.
2. There were 2 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends pending TIA review.

AYES: Avila, Robbins, Rodriguez, Gadberry, Marshall, Sherrill, Wright, Martinez, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

SAN ANTONIO CITY LIMIT
BEXAR COUNTY

VAC

C3

1/R

200'

34361

VAC

35.42 ac
R6

VAC

C3

34362

OCL

1604

W LOOP 1604 S

R6

OCL

ZONING CASE: Z2006-094

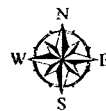
City Council District No. 4
Requested Zoning Change
From "R-6"
To "C-3"

Date: May 18, 2006

Scale: 1" = 500'

Subject Property

200' Notification



C:\Apr_4_2006

